

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.3 to permit an accessory structure

(satellite dish) to be 20 feet in height in lieu of

the required 15 feet and to be attached to the dwelling

in lieu of free-standing of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- 1- Practical difficulty- owner operates Day Care Home Lic#03-163359-520, installation of satellite dish at ground level could be health hazard during outside recreational activities of children.
- 2- Hardship- installation of satellite in compliance with existing regulations would prevent reception of signal- due to close proximity of trees and structures.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
 (Type or Print Name) _____
 Signature _____
 Address _____
 City and State _____
 Attorney for Petitioner: _____
 (Type or Print Name) _____
 Address _____
 City and State _____
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
 Address _____
 City and State _____
 Attorney's Telephone No.: _____
 Address _____
 Phone No. _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th day of December, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of January, 1986, at 9:30 o'clock

Paul G. Hannan
 Zoning Commissioner of Baltimore County.

(over)



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

January 30, 1986

Mr. & Mrs. Paul G. Hannan
 3131 Texas Avenue
 Baltimore, MD 21234

RE: PETITION FOR VARIANCE
 SW/S of Texas Avenue, 160'
 NW of Wilson Avenue
 (3131 Texas Avenue) -
 14th Election District
 Paul G. Hannan, et ux,
 Petitioners
 Case No. 86-289-A

Dear Mr. and Mrs. Hannan:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
JEAN M. H. JUNG
 JEAN M. H. JUNG
 Deputy Zoning Commissioner

JMH:lbg

Attachments

cc: People's Counsel

PETITION FOR VARIANCE 14th Election District

LOCATION: Southwest side of Texas Avenue, 160' North-west of Wilson Avenue (3131 Texas Avenue)

DATE AND TIME: Tuesday, January 28, 1986 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 400.3 to permit an accessory structure (satellite dish) to be 20 feet in height in lieu of the required 15 feet and to be attached to the dwelling in lieu of free-standing.

Being the property of Paul G. Hannan, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD, 28 January 9, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 9, 1986.

THE JEFFERSONIAN,

JB Kent
 Publisher

Cost of Advertising

24.75

PETITION FOR VARIANCE 14th Election District

LOCATION: Southwest side of Texas Avenue, 160' North-west of Wilson Avenue (3131 Texas Avenue)
 DATE AND TIME: Tuesday, January 28, 1986 at 9:30 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance from Section 400.3 to permit an accessory structure (satellite dish) to be 20 feet in height in lieu of the required 15 feet and to be attached to the dwelling in lieu of free-standing.

Being the property of Paul G. Hannan, et ux as shown on the plat filed with the Zoning Office. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
 ARNOLD JABLON
 Zoning Commissioner
 of Baltimore County

IN RE: PETITION FOR VARIANCE
 SW/S of Texas Avenue, 160'
 NW of Wilson Avenue
 (3131 Texas Avenue) -
 14th Election District
 Paul G. Hannan, et ux,
 Petitioners

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-289-A

The Petitioners herein request variances to permit an accessory structure (satellite dish) to be 20 feet in height in lieu of the required 15 feet and to be attached to the dwelling in lieu of free-standing.

Testimony by and on behalf of the Petitioners indicated that a satellite dish was installed in accordance with the Baltimore County Zoning Regulations in August, 1985. When the dish could not provide reception from that location, it was reinstalled 8 inches from the house on a 6-inch diameter pole concreted into the ground with a bracket to the house at the roof line. The total height is 20 feet. Day care is provided within the home leading to concern for children if the dish were installed at a level low enough to climb upon. There were no Pro-testants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30th day of January, 1986, that the herein Petition for Variance to permit an accessory structure (satellite dish) to be 20 feet in height in lieu of the required 15 feet and to be attached to the dwelling in

RE: PETITION FOR VARIANCE
 SW/S Texas Ave., 160'
 NW Wilson Ave. (3131
 Texas Ave.), 14th Dist.
 PAUL G. HANNAN, et ux,
 Petitioners

BEFORE THE ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-289-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Room 223, Court House
 Towson, MD 21204
 494-2188

I HEREBY CERTIFY that on this 27th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Paul G. Hannan, 3131 Texas Ave., Baltimore, MD 21234, Petitioners.

Peter Max Zimmerman
 Peter Max Zimmerman

lieu of free-standing is hereby GRANTED, from and after the date of this Order.

JEAN M. H. JUNG
 Deputy Zoning Commissioner
 of Baltimore County

JMH:lbg

cc: Mr. & Mrs. Paul G. Hannan
 People's Counsel

RECEIVED FOR FILING
 DATE *January 30 1986*
 BY *Paul G. Hannan*
 ADMINISTRATIVE ASSISTANT



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

January 16, 1986

Mr. and Mrs. Paul G. Hannan
 3131 Texas Avenue
 Baltimore, Maryland 21234

Re: Petition for Variance
 SW/S Texas Ave., 160' NW of Wilson Ave.
 (3131 Texas Avenue)
 14th Election District
 Petitioners - Paul G. Hannan, et ux
 Case No. 86-289-A

Dear Mr. and Mrs. Hannan:

This is to advise you that \$52.90 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 018409

re County, Maryland, and remit lding, Towson, Maryland

DATE *1-16-86* ACCOUNT *2000-000*
 AMOUNT \$ *52.90*
 RECEIVED FROM *Paul G. Hannan*
 FOR *Advertising Fee*
 VALIDATION OR SIGNATURE OF CASHIER

Petition for Variance

1st Election District
 LOCATION: Southwest side of Texas Avenue, 160' NW of Wilson Avenue (SW/4 Texas Ave.)
 DATE & TIME: Tuesday, January 24, 1986 at 10:00 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from Section 22-23 to permit an accessory structure (detached) to be 30 feet in height in lieu of the required 15 feet and to be attached to the existing line of free-standing.

Being the property of Paul G. Hannan, et ux, at 30, 40 above on the plat filed with the Zoning Office.
 In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
 Arnold Jablon
 Zoning Commissioner
 of Baltimore County

The Times
 Middle River, Md., Jan 9 1986
 This is to Certify, That the annexed
Petition for Variance
Reg. L 84/31
 was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 9th day of January, 1986
James E. Dyer Publisher.

Mr. and Mrs. Paul G. Hannan
 3131 Texas Avenue
 Baltimore, Maryland 21234

December 27, 1985

NOTICE OF HEARING

PETITION FOR VARIANCE
 3131 Texas Ave., 160' NW of Wilson Ave.
 (3131 Texas Avenue) - 14th Elec. Dist.
 Paul G. Hannan, et ux - Petitioners
 Case No. 86-289-A

TIME: 9:30 a.m.
 DATE: Tuesday, January 28, 1986
 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND

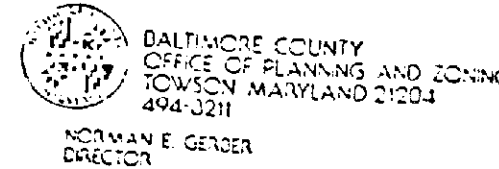
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO: Zoning Commissioner
 Date: January 17, 1986
 Norman E. Gerber, AICP, Director
 FROM: Office of Planning and Zoning
 SUBJECT: Zoning Petition No. 86-289-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, AICP
 Director

NEG:JGH:sjm



Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

JANUARY 13, 1986

Re: Zoning Advisory Meeting of NOVEMBER 26, 1985
 Item # 186
 Property Owner: PAUL G. HANNAN, ET UX
 Location: SW/4 TEXAS AVENUE,
 160' NW OF WILSON AVENUE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract. Therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and construction in or alteration of the floodplain is prohibited under the provisions of Section 22-23 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/13/86.
- ☒ The property is located in a deficient service area as defined by S111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is 15.
- ☒ The property is located in a traffic area contravening by a top level intersection as defined by S111 173-79, and its conditions change the re-evaluated annually by the County Council.
- ☐ Additional comments:

cc: James Hovell

Eugene A. Boker
 Chief, Current Planning and Development

Petition For Special Hearing

2nd Election District

LOCATION: Beginning at North and Corner of Hemlock Road and Old Court
 DATE AND TIME: Wednesday, February 19, 1986 at 11:00 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Hearing to approve temporary use (approximately 6 months) of a residential house trailer on a residential lot in the Oriole residential district.

Being the property of A. Robert Spence, et ux, at 30, 40 above on the plat filed with the Zoning Office.
 In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 Arnold Jablon
 Zoning Commissioner
 of Baltimore County

The Times
 Middle River, Md., Jan 30 1986
 This is to Certify, That the annexed
Petition For Special Hearing
Reg. L 84/32
 was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 30th day of January, 1986
James E. Dyer Publisher.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 012858

DATE: 1/13/86 ACCOUNT: 111 W. Chesapeake Ave. Towson, Md. 21204
 RECEIVED FROM: AMOUNT: \$25.00
 FOR: VALIDATION OR SIGNATURE OF CASHIER

Commissioner
 of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James Dyer
 Date: November 15, 1985
 FROM: James Thompson
 Item No. 186
 SUBJECT: Petitioner: Paul G. & Kim M. Hannan

Please note that the above subject matter is an active violation case, C-86-244. When this matter is scheduled for a hearing please notify:

Joseph Taaffe
 3058 Parktowne Road
 Baltimore, Maryland 21234

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 31, 1985

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

Mr. and Mrs. Paul G. Hannan
 3131 Texas Avenue
 Baltimore, Maryland 21234

RE: Item No. 186 - Case No. 86-289-A
 Petitioners - Paul G. Hannan, et ux
 Variance Petition

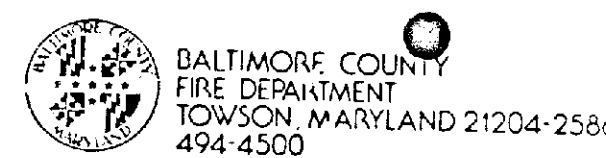
Dear Mr. and Mrs. Hannan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
 JAMES E. DYER
 Chairman
 Zoning Plans Advisory Committee

JED:mr
 Enclosures



PAUL H. REINCKE
 CHIEF

December 17, 1985

Mr. Arnold Jablon
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Attention: Nick Commodari, Chairman
 Zoning Plans Advisory Committee

RE: Property Owner: Paul G. Hannan, et ux

Location: SW side of Texas Avenue, 160' NW of Wilson Avenue

Item No.: 186 Zoning Agenda: Meeting of November 26, 1985

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Fire Safety Code", 1976 edition prior to occupancy.
- ☒ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: John F. O'Neill Noted and Approved: John F. O'Neill
 Planning Group Fire Prevention Bureau
 Special Inspection Division

/mb

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 17th Date of Posting: 1/13/86
 Posted for: Variance
 Petitioner: Paul G. Hannan, et ux
 Location of property: SW/4 Texas Ave., 160' NW of Wilson Ave.
3131 Texas Ave.
 Location of Signs: Texas Ave. at Wilson Ave., 160' NW of Wilson Ave.
Property of Paul G. Hannan
 Remarks: _____
 Posted by: [Signature] Date of return: 1/14/86
 Number of Signs: _____

Case No. 86-289-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of December, 1985.

Arnold Jablon
 Zoning Commissioner

Received by: James E. Dyer
 Chairman, Zoning Plans
 Advisory Committee

Petitioner: Paul G. Hannan, et ux
 Attorney's



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

December 23, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 186 Zoning Advisory Committee Meeting are as follows:

Property Owner: Paul G. Hannon, et ux
Location: SW side of Texas Avenue, 160' NW of Wilson Avenue
District: 14th.

APPLICABLE ITEMS ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable. Contact Mr. Edward Bauer of this department for further advice structurally.
- All Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- Comments: See Section 615.2 if attached to dwelling's roof.
- These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
BY: C. E. Burnham, Chief
Building Plans Review

L/22/85



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 26, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

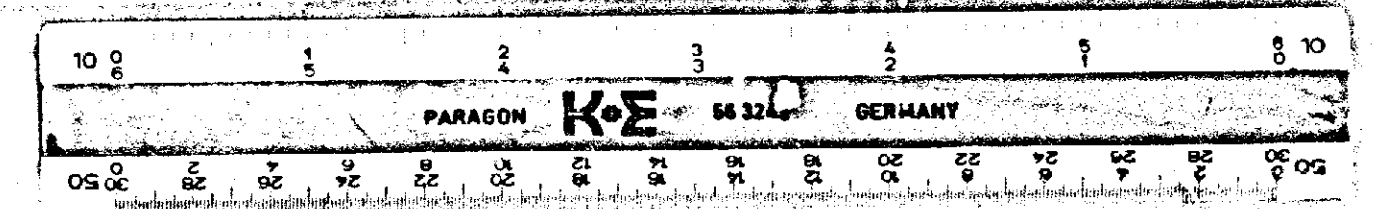
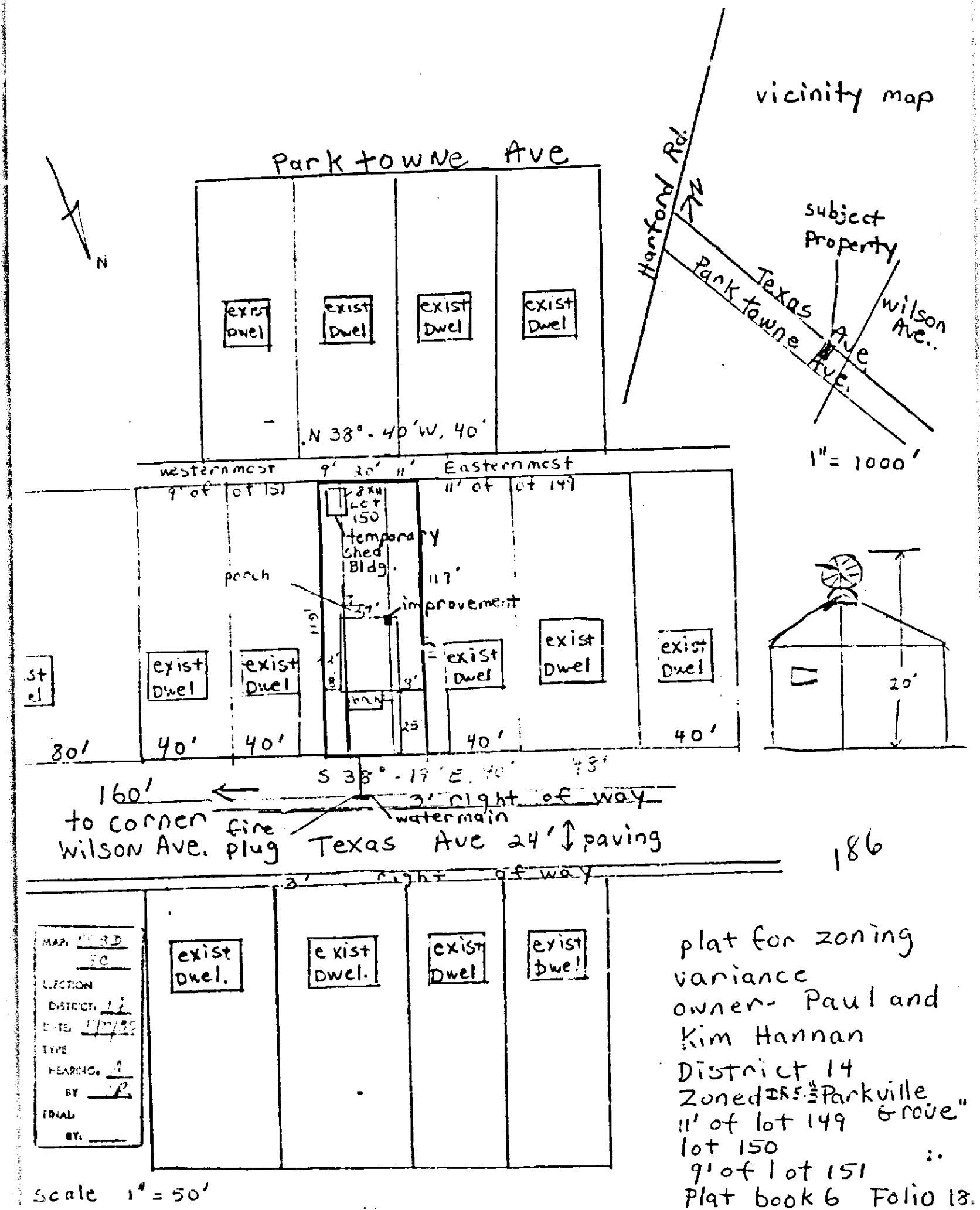
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 182, 183, 184, 186, 187, 188, and 189.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

1/28
86-289



PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.3 to permit an accessory structure

(satellite dish) to be 20 feet in height in lieu of

the required 15 feet and to be attached to the dwelling

in lieu of free-standing of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- 1- Practical difficulty- owner operates Day Care Home Lic#03-163359-520, installation of satellite dish at ground level could be health hazard during outside recreational activities of children.
- 2- Hardship- installation of satellite in compliance with existing regulations would prevent reception of signal- due to close proximity of trees and structures.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
 (Type or Print Name) _____
 Signature _____
 Address _____
 City and State _____
 Attorney for Petitioner: _____
 (Type or Print Name) _____
 Address _____
 City and State _____
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
 Address _____
 City and State _____
 Attorney's Telephone No.: _____
 Address _____
 Phone No. _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th day of December, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of January, 1986, at 9:30 o'clock

Paul G. Hannan
 Zoning Commissioner of Baltimore County.

(over)



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

January 30, 1986

Mr. & Mrs. Paul G. Hannan
 3131 Texas Avenue
 Baltimore, MD 21234

RE: PETITION FOR VARIANCE
 SW/S of Texas Avenue, 160'
 NW of Wilson Avenue
 (3131 Texas Avenue) -
 14th Election District
 Paul G. Hannan, et ux,
 Petitioners
 Case No. 86-289-A

Dear Mr. and Mrs. Hannan:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

JMH:lbg

Attachments

cc: People's Counsel

PETITION FOR VARIANCE 14th Election District

LOCATION: Southwest side of Texas Avenue, 160' North-west of Wilson Avenue (3131 Texas Avenue)

DATE AND TIME: Tuesday, January 28, 1986 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 400.3 to permit an accessory structure (satellite dish) to be 20 feet in height in lieu of the required 15 feet and to be attached to the dwelling in lieu of free-standing.

Being the property of Paul G. Hannan, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD, 28 January 9, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 9, 1986.

THE JEFFERSONIAN,

JB Kent
 Publisher

Cost of Advertising

24.75

PETITION FOR VARIANCE 14th Election District

LOCATION: Southwest side of Texas Avenue, 160' North-west of Wilson Avenue (3131 Texas Avenue)
 DATE AND TIME: Tuesday, January 28, 1986 at 9:30 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance from Section 400.3 to permit an accessory structure (satellite dish) to be 20 feet in height in lieu of the required 15 feet and to be attached to the dwelling in lieu of free-standing.

Being the property of Paul G. Hannan, et ux as shown on the plat filed with the Zoning Office. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
 ARNOLD JABLON
 Zoning Commissioner
 of Baltimore County

IN RE: PETITION FOR VARIANCE
 SW/S of Texas Avenue, 160'
 NW of Wilson Avenue
 (3131 Texas Avenue) -
 14th Election District
 Paul G. Hannan, et ux,
 Petitioners

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-289-A

The Petitioners herein request variances to permit an accessory structure (satellite dish) to be 20 feet in height in lieu of the required 15 feet and to be attached to the dwelling in lieu of free-standing.

Testimony by and on behalf of the Petitioners indicated that a satellite dish was installed in accordance with the Baltimore County Zoning Regulations in August, 1985. When the dish could not provide reception from that location, it was reinstalled 8 inches from the house on a 6-inch diameter pole concreted into the ground with a bracket to the house at the roof line. The total height is 20 feet. Day care is provided within the home leading to concern for children if the dish were installed at a level low enough to climb upon. There were no Pro-testants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30th day of January, 1986, that the herein Petition for Variance to permit an accessory structure (satellite dish) to be 20 feet in height in lieu of the required 15 feet and to be attached to the dwelling in

RE: PETITION FOR VARIANCE
 SW/S Texas Ave., 160'
 NW Wilson Ave. (3131
 Texas Ave.), 14th Dist.
 PAUL G. HANNAN, et ux,
 Petitioners

BEFORE THE ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-289-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Room 223, Court House
 Towson, MD 21204
 494-2188

I HEREBY CERTIFY that on this 27th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Paul G. Hannan, 3131 Texas Ave., Baltimore, MD 21234, Petitioners.

Peter Max Zimmerman
 Peter Max Zimmerman

lieu of free-standing is hereby GRANTED, from and after the date of this Order.

JEAN M. H. JUNG
 Deputy Zoning Commissioner
 of Baltimore County

JMH:lbg

cc: Mr. & Mrs. Paul G. Hannan
 People's Counsel

RECEIVED FOR FILING
 DATE January 30 1986
 BY *Phyllis Cole Friedman*
 ADMINISTRATIVE ASSISTANT



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

January 16, 1986

Mr. and Mrs. Paul G. Hannan
 3131 Texas Avenue
 Baltimore, Maryland 21234

Re: Petition for Variance
 SW/S Texas Ave., 160' NW of Wilson Ave.
 (3131 Texas Avenue)
 14th Election District
 Petitioners - Paul G. Hannan, et ux
 Case No. 86-289-A

Dear Mr. and Mrs. Hannan:

This is to advise you that \$52.90 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 018409

re County, Maryland, and remit lding, Towson, Maryland

DATE 1-16-86 ACCOUNT 2000-000
 AMOUNT \$ 52.90
 RECEIVED FROM *Paul G. Hannan*
 FOR *Paul G. Hannan*
 VALIDATION OR SIGNATURE OF CASHIER

Petition for Variance

1st Election District
 LOCATION: Southwest side of Texas Avenue, 160' NW of Wilson Avenue (SW/4 Texas Ave.)
 DATE & TIME: Tuesday, January 24, 1986 at 10:00 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from Section 22-23 to permit an accessory structure (detached) to be 30 feet in height in lieu of the required 15 feet and to be attached to the existing line of free-standing.

Being the property of Paul G. Hannan, et ux, at or, as shown on the plat filed with the Zoning Office.
 In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
 Arnold Jablon
 Zoning Commissioner
 of Baltimore County

The Times
 Middle River, Md., Jan 9 1986

This is to Certify, That the annexed

Paul G. Hannan
Reg. L. 84131

was inserted in *The Times*, a newspaper printed and published in Baltimore County, once in each

of *one* successive weeks before the *9th* day of *January*, 1986

James E. Dyer Publisher.

Mr. and Mrs. Paul G. Hannan
 3131 Texas Avenue
 Baltimore, Maryland 21234

December 27, 1985

NOTICE OF HEARING

PETITION FOR VARIANCE
 SW/4 Texas Ave., 160' NW of Wilson Ave.
 (3131 Texas Avenue) - 14th Elec. Dist.
 Paul G. Hannan, et ux - Petitioners
 Case No. 86-289-A

TIME: 9:30 a.m.

DATE: Tuesday, January 28, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
 Zoning Commissioner

Date: January 17, 1986

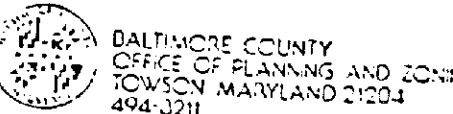
FROM: Norman E. Gerber, AICP, Director
 Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-289-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
 Norman E. Gerber, AICP
 Director

NEG:JGH:sjm



BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204
 494-3211

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

JANUARY 13, 1986

Re: Zoning Advisory Meeting of NOVEMBER 26, 1985
 Item # 186
 PROPERTY OWNER: PAUL G. HANNAN, ET UX
 LOCATION: SW/4 TEXAS AVENUE, 160' NW OF WILSON AVENUE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract. Therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and construction in or alteration of the floodplain is prohibited under the provisions of Section 22-23 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ The property is located in a deficient service area as defined by Sills 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area contravening by a top level intersection as defined by Sills 173-74, and its conditions change the re-evaluated annually by the County Council.
- ☐ Additional comments: [blank]

cc: James Howell

Eugene A. Boker
 Chief, Current Planning and Development

Petition For Special Hearing

2nd Election District

LOCATION: Beginning at North and Corner of Hemlock Road and Old Court

DATE AND TIME: Wednesday, February 19, 1986 at 11:00 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Hearing to approve temporary use (approximately 6 months) of a residential house trailer on a residential lot in the Oriole neighborhood during construction of permanent residential use.

Being the property of A. Robert Spence, et ux, at or, as shown on the plat filed with the Zoning Office.
 In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 Arnold Jablon
 Zoning Commissioner
 of Baltimore County

The Times
 Middle River, Md., Jan 30 1986

This is to Certify, That the annexed

Paul G. Hannan
Reg. L. 84131

was inserted in *The Times*, a newspaper printed and published in Baltimore County, once in each

of *one* successive weeks before the *30th* day of *January*, 1986

James E. Dyer Publisher.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 012858

DATE: 1/13/86 ACCOUNT: [blank] Commission more County

AMOUNT: \$25.00

RECEIVED FROM: [blank]

FOR: [blank]

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James Dyer

Date: November 15, 1985

FROM: James Thompson

Item No. 186

SUBJECT: Petitioner: Paul G. & Kim M. Hannan

Please note that the above subject matter is an active violation case, C-86-244. When this matter is scheduled for a hearing please notify:

Joseph Taaffe
 3058 Parktowne Road
 Baltimore, Maryland 21234

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 31, 1985

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

Mr. and Mrs. Paul G. Hannan
 3131 Texas Avenue
 Baltimore, Maryland 21234

RE: Item No. 186 - Case No. 86-289-A
 Petitioners - Paul G. Hannan, et ux
 Variance Petition

Dear Mr. and Mrs. Hannan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
 JAMES E. DYER
 Chairman
 Zoning Plans Advisory Committee

JED:mr

Enclosures

BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204-2586
 494-4500

PAUL H. REINCKE
 CHIEF

December 17, 1985

Mr. Arnold Jablon
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Attention: Nick Commodari, Chairman
 Zoning Plans Advisory Committee

RE: Property Owner: Paul G. Hannan, et ux

Location: SW side of Texas Avenue, 160' NW of Wilson Avenue

Item No.: 186

Zoning Agenda: Meeting of November 26, 1985

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of [blank] feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at [blank] EXCEEDS the maximum allowed by the Fire Department.
- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Fire Safety Code", 1976 edition prior to occupancy.
- ☒ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*
 Planning Group
 Special Inspection Division

/mb

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 17th Date of Posting: 1/13/86

Posted for: Variance

Petitioner: Paul G. Hannan, et ux

Location of property: SW/4 Texas Ave., 160' NW of Wilson Ave.

Location of Signs: Texas Ave. between W. from parking area

Remarks: [blank]

Posted by: [blank] Date of return: 1/13/86

Number of Signs: [blank]

Case No. 86-289-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of December, 1985.

Arnold Jablon
 Arnold Jablon
 Zoning Commissioner

Received by: *James E. Dyer*
 Chairman, Zoning Plans
 Advisory Committee

Petitioner: Paul G. Hannan, et ux
 Attorney



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

December 23, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 186 Zoning Advisory Committee Meeting are as follows:

Property Owner: Paul G. Hannon, et ux
Location: SW side of Texas Avenue, 160' NW of Wilson Avenue
District: 14th.

APPLICABLE ITEMS ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable. Contact Mr. Edward Bauer of this department for further advice structurally.
- All Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- Comments: See Section 615.2 if attached to dwelling's roof.
- These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
BY: C. E. Burnham, Chief
Building Plans Review

L/22/85



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 26, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

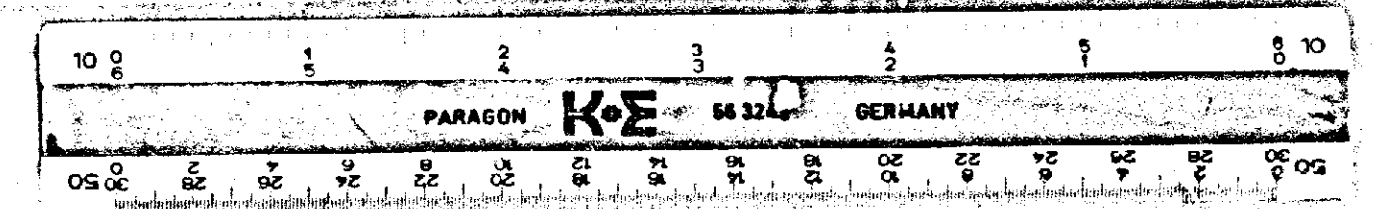
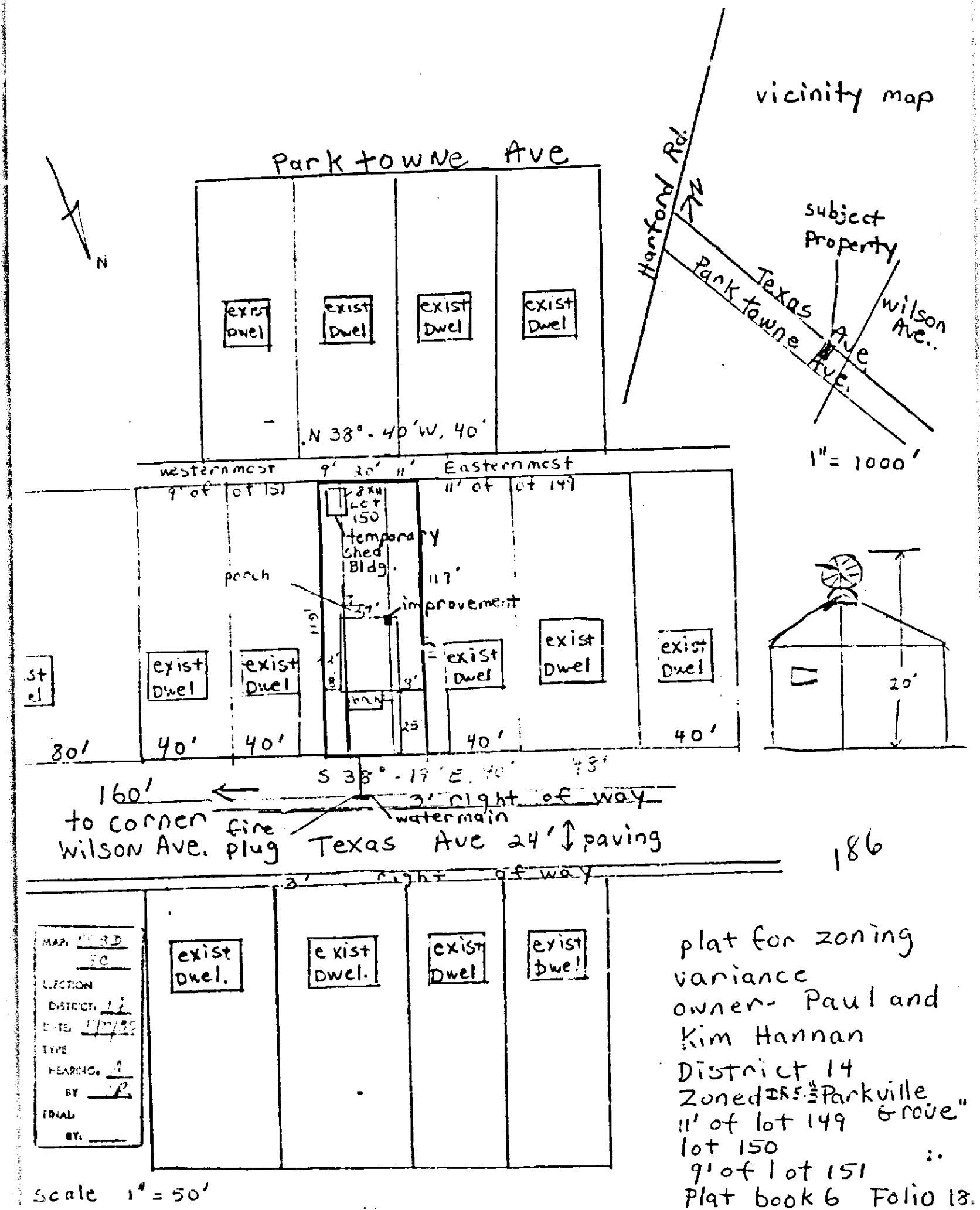
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 182, 183, 184, 186, 187, 188, and 189.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

1/28
86-289



PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.3 to permit an accessory structure

(satellite dish) to be 20 feet in height in lieu of

the required 15 feet and to be attached to the dwelling

in lieu of free-standing of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- 1- Practical difficulty- owner operates Day Care Home Lic#03-163359-520, installation of satellite dish at ground level could be health hazard during outside recreational activities of children.
- 2- Hardship- installation of satellite in compliance with existing regulations would prevent reception of signal- due to close proximity of trees and structures.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) _____
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name) _____
Address _____
City and State _____
Signature _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
Address _____
City and State _____
Name _____
Address _____
City and State _____
Attorney's Telephone No.: _____
Address _____
Phone No. _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th day of December, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of January, 1986, at 9:30 o'clock

Paul G. Hannan
Zoning Commissioner of Baltimore County.

(over)



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 30, 1986

Mr. & Mrs. Paul G. Hannan
3131 Texas Avenue
Baltimore, MD 21234

RE: PETITION FOR VARIANCE
SW/S of Texas Avenue, 160'
NW of Wilson Avenue
(3131 Texas Avenue) -
14th Election District
Paul G. Hannan, et ux,
Petitioners
Case No. 86-289-A

Dear Mr. and Mrs. Hannan:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:lbg

Attachments

cc: People's Counsel

PETITION FOR VARIANCE 14th Election District

LOCATION: Southwest side of Texas Avenue, 160' North-west of Wilson Avenue (3131 Texas Avenue)

DATE AND TIME: Tuesday, January 28, 1986 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 400.3 to permit an accessory structure (satellite dish) to be 20 feet in height in lieu of the required 15 feet and to be attached to the dwelling in lieu of free-standing.

Being the property of Paul G. Hannan, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD, 28 January 9, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 9, 1986.

THE JEFFERSONIAN,

JB Kent
Publisher

Cost of Advertising

24.75

PETITION FOR VARIANCE 14th Election District

LOCATION: Southwest side of Texas Avenue, 160' North-west of Wilson Avenue (3131 Texas Avenue)
DATE AND TIME: Tuesday, January 28, 1986 at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance from Section 400.3 to permit an accessory structure (satellite dish) to be 20 feet in height in lieu of the required 15 feet and to be attached to the dwelling in lieu of free-standing.

Being the property of Paul G. Hannan, et ux as shown on the plat filed with the Zoning Office. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County

IN RE: PETITION FOR VARIANCE
SW/S of Texas Avenue, 160'
NW of Wilson Avenue
(3131 Texas Avenue) -
14th Election District
Paul G. Hannan, et ux,
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-289-A

The Petitioners herein request variances to permit an accessory structure (satellite dish) to be 20 feet in height in lieu of the required 15 feet and to be attached to the dwelling in lieu of free-standing.

Testimony by and on behalf of the Petitioners indicated that a satellite dish was installed in accordance with the Baltimore County Zoning Regulations in August, 1985. When the dish could not provide reception from that location, it was reinstalled 8 inches from the house on a 6-inch diameter pole concreted into the ground with a bracket to the house at the roof line. The total height is 20 feet. Day care is provided within the home leading to concern for children if the dish were installed at a level low enough to climb upon. There were no Pro-testants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30th day of January, 1986, that the herein Petition for Variance to permit an accessory structure (satellite dish) to be 20 feet in height in lieu of the required 15 feet and to be attached to the dwelling in

RE: PETITION FOR VARIANCE
SW/S Texas Ave., 160'
NW Wilson Ave. (3131
Texas Ave.), 14th Dist.
PAUL G. HANNAN, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-289-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 27th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Paul G. Hannan, 3131 Texas Ave., Baltimore, MD 21234, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

lieu of free-standing is hereby GRANTED, from and after the date of this Order.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

JMH:lbg

cc: Mr. & Mrs. Paul G. Hannan
People's Counsel

RECEIVED FOR FILING
DATE *January 30 1986*
BY *Paul G. Hannan*
ADMINISTRATIVE ASSISTANT



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 16, 1986

Mr. and Mrs. Paul G. Hannan
3131 Texas Avenue
Baltimore, Maryland 21234

Re: Petition for Variance
SW/S Texas Ave., 160' NW of Wilson Ave.
(3131 Texas Avenue)
14th Election District
Petitioners - Paul G. Hannan, et ux
Case No. 86-289-A

Dear Mr. and Mrs. Hannan:

This is to advise you that \$52.90 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018409

re County, Maryland, and remit lding, Towson, Maryland

DATE *1-16-86* ACCOUNT *2006-000*
AMOUNT \$ *52.90*
RECEIVED FROM *Paul G. Hannan*
FOR *Advertising*
VALIDATION OR SIGNATURE OF CASHIER

Petition for Variance

1st Election District
 LOCATION: Southwest side of Texas Avenue, 160' NW of Wilson Avenue (SW/SE of Texas Avenue)
 DATE & TIME: Tuesday, January 24, 1986 at 10:00 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from Section 22-23 to permit an accessory structure (detached) to be 30 feet in height in lieu of the required 20 feet and to be attached to the existing line of free-standing.

Being the property of Paul G. Hannan, et ux, at or, as shown on the plat filed with the Zoning Office.
 In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
 Arnold Jablon
 Zoning Commissioner
 of Baltimore County

The Times
 Middle River, Md., Jan 9 1986
 This is to Certify, That the annexed
Paul G. Hannan
Reg. L. 84/31
 was inserted in *The Times*, a newspaper printed and published in Baltimore County, once in each of *one* successive weeks before the *9th* day of *January*, 1986
James E. Dyer Publisher.

Mr. and Mrs. Paul G. Hannan
 3131 Texas Avenue
 Baltimore, Maryland 21234

December 27, 1985

NOTICE OF HEARING

PETITION FOR VARIANCE
 SW/SE Texas Ave., 160' NW of Wilson Ave.
 (3131 Texas Avenue) - 14th Elec. Dist.
 Paul G. Hannan, et ux - Petitioners
 Case No. 86-289-A

TIME: 9:30 a.m.
 DATE: Tuesday, January 28, 1986
 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

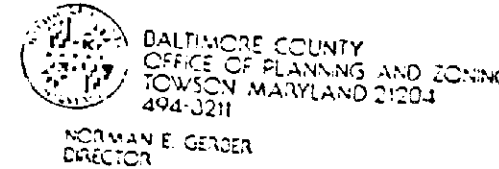
Arnold Jablon
 TO: Zoning Commissioner
 FROM: Norman E. Gerber, AICP, Director
 Office of Planning and Zoning
 SUBJECT: Zoning Petition No. 86-289-A

Date: January 17, 1986

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
 Norman E. Gerber, AICP
 Director

NEG:JGH:sjm



Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

JANUARY 13, 1986

Re: Zoning Advisory Meeting of NOVEMBER 26, 1985
 Item # 186
 PROPERTY OWNER: PAUL G. HANNAN, ET UX
 LOCATION: SW/SE OF TEXAS AVENUE,
 160' NW OF WILSON AVENUE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract. Therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and construction in or alteration of the floodplain is prohibited under the provisions of Section 22-23 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ The property is located in a deficient service area as defined by Sills 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area contravening by a top level intersection as defined by Sills 173-74, and its conditions change the re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Howell

Eugene A. Boker
 Chief, Current Planning and Development

Petition For Special Hearing

2nd Election District

LOCATION: Beginning at North and Corner of Hemlock Road and Old Court
 DATE AND TIME: Wednesday, February 19, 1986 at 11:00 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Hearing to approve temporary use (approximately 6 months) of a residential house trailer on a residential lot in the Oriole neighborhood during construction of permanent residential use on the site.

Being the property of A. Robert Spence, et ux, at or, as shown on the plat filed with the Zoning Office.
 In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 Arnold Jablon
 Zoning Commissioner
 of Baltimore County

The Times
 Middle River, Md., Jan 30 1986
 This is to Certify, That the annexed
Paul G. Hannan
Reg. L. 84/31
 was inserted in *The Times*, a newspaper printed and published in Baltimore County, once in each of *one* successive weeks before the *30th* day of *January*, 1986
James E. Dyer Publisher.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 012858

DATE: 1/13/86	ACCOUNT: 111 W. Chesapeake Ave.	AMOUNT: \$25.00
RECEIVED FROM: Paul G. Hannan	FOR: Petition for Special Hearing	
VALIDATION OR SIGNATURE OF CASHIER		

Commissioner
 of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James Dyer
 FROM: James Thompson
 Item No. 186
 SUBJECT: Petitioner: Paul G. & Kim M. Hannan

Date: November 15, 1985

Please note that the above subject matter is an active violation case, C-86-244. When this matter is scheduled for a hearing please notify:

Joseph Taaffe
 3058 Parktowne Road
 Baltimore, Maryland 21234

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 31, 1985

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

Mr. and Mrs. Paul G. Hannan
 3131 Texas Avenue
 Baltimore, Maryland 21234

RE: Item No. 186 - Case No. 86-289-A
 Petitioners - Paul G. Hannan, et ux
 Variance Petition

Dear Mr. and Mrs. Hannan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
 JAMES E. DYER
 Chairman
 Zoning Plans Advisory Committee

JED:mr

Enclosures

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 17th
 Posted for: Variance
 Petitioner: Paul G. Hannan, et ux
 Location of property: SW/SE Texas Ave., 160' NW of Wilson Ave.
 3131 Texas Ave.
 Location of Signs: Texas Ave. between W. from parking area
 Remarks: *Property of Paul G. Hannan*
 Posted by: *Arnold Jablon*
 Number of Signs: 1
 Date of Posting: 1/13/86
 Date of return: 1/14/86

Case No. 86-289-A

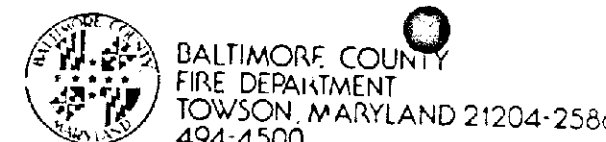
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of December, 1985.

Arnold Jablon
 Arnold Jablon
 Zoning Commissioner

Petitioner: Paul G. Hannan, et ux
 Received by: *James E. Dyer*
 Attorney: _____
 Chairman, Zoning Plans Advisory Committee



PAUL H. REINCKE
 CHIEF

December 17, 1985

Mr. Arnold Jablon
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Attention: Nick Commodari, Chairman
 Zoning Plans Advisory Committee

RE: Property Owner: Paul G. Hannan, et ux

Location: SW side of Texas Avenue, 160' NW of Wilson Avenue

Item No.: 186

Zoning Agenda: Meeting of November 26, 1985

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Fire Safety Code", 1976 edition prior to occupancy.
- ☒ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
 Noted and Approved: _____
 Planning Group
 Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

December 23, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 186 Zoning Advisory Committee Meeting are as follows:

Property Owner: Paul G. Hannon, et ux
Location: SW side of Texas Avenue, 160' NW of Wilson Avenue
District: 14th.

APPLICABLE ITEMS ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable. Contact Mr. Edward Bauer of this department for further advice structurally.
- All Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- Comments: See Section 615.2 if attached to dwelling's roof.
- These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
BY: C. E. Burnham, Chief
Building Plans Review

L/22/85



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 26, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 182, 183, 184, 186, 187, 188, and 189.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

1/28
86-289

